HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

INCREASED to

7.0%

- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,026

UP by 0.5%

- Below CMA
- Similar to CMA
- Above CMA

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
7.8% Vacancy Rate	7.9% Vacancy Rate	6.1% Vacancy Rate	9.9% Vacancy Rate
$710 Avg. Rent	$935 Avg. Rent	$1,116 Avg. Rent	$1,292 Avg. Rent

"Growth in Regina's demand for rental units has continued to lag the expansion in supply, which has pushed the apartment vacancy rate higher."

Goodson Mwale
Senior Market Analyst (Saskatchewan)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

CMHC SCHL

Highlights:

- Regina's overall apartment vacancy rate increased this fall.
- Same-sample[1] rents posted modest increases over the previous year.
- Regina's rental condominium market remained relatively tight.

Apartment vacancy rate rises to an elevated level

According to the results of the Rental Market Survey conducted by CMHC in October 2017, the vacancy rate[2] in the primary rental market in the Regina Census Metropolitan Area (CMA) rose to 7.0% from 5.5% in October 2016. Supply of purpose-built rental apartments increased between the two surveys while demand remained relatively stable, pushing the vacancy rate higher.

Growth in rental demand has lagged the expansion in supply

Continued employment growth and positive international migration contributed to relatively stable demand for rental accommodation in Regina this fall. Total employment through September this year grew at a modest and comparable pace to the same period a year earlier. However, full-time job creation among the typical renter age group of 15-24 years was down 1.3% through Q3 2017 from the previous year. While a higher unemployment rate has negatively impacted interprovincial migration, a continuous flow of international migrants continues to support stable demand for rental units in Regina.

On the other hand, rising construction of purpose-built rental units in recent years has increased rental supply and driven the vacancy rate higher. Since 2013, more than 3,200 apartment units have been initiated in Regina's rental market. This fall, the rental apartment universe increased to 12,844 units from 12,568 in October 2016, an addition of 276 units.

Within city limits, the Central zone reported the largest increase to its rental apartment universe in October 2017. This zone has also seen the most rental starts in the Regina CMA since 2015.

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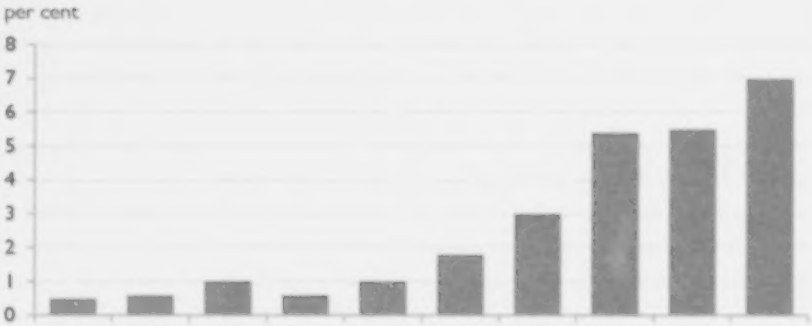
Turnover[3] rate remains stable

The overall turnover rate in Regina was relatively unchanged at 36.2% in October 2017. However, older structures built between 1940 and 1959 reported the largest increase in turnover between the two fall surveys. The availability of newer units in upcoming neighbourhoods, offering various amenities, likely contributed to higher tenant mobility among older rental structures.

Figure 1

Regina CMA vacancy rate moves higher



Source: CMHC, October Rental Market Survey – Structures of 3+ units

[1] When comparing year over year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2016 and 2017 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

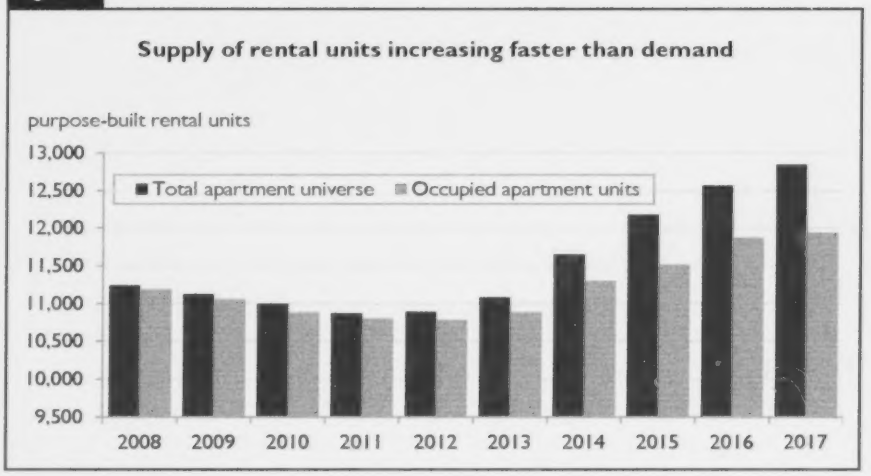
[2] Based on privately initiated rental apartment structures of three or more units.

[3] A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

A high vacancy rate limits rent increases

While landlords and property managers in Regina are facing higher property taxes in 2017, a high rental vacancy rate has prevented them from raising rents too aggressively. Some landlords and property managers have been renovating their older suites in order to compete with the influx of newly built rental units on the market. As such, renovations likely contributed to the 0.6% increase in same-sample rents for two-bedroom apartments this fall over the previous year. In new and existing structures, the average monthly rent for a two-bedroom apartment[4] was $1,116 in October 2017, compared to $1,109 last fall.

Figure 2



Source: CMHC, October Surveys

Rental condominium market remains relatively tight

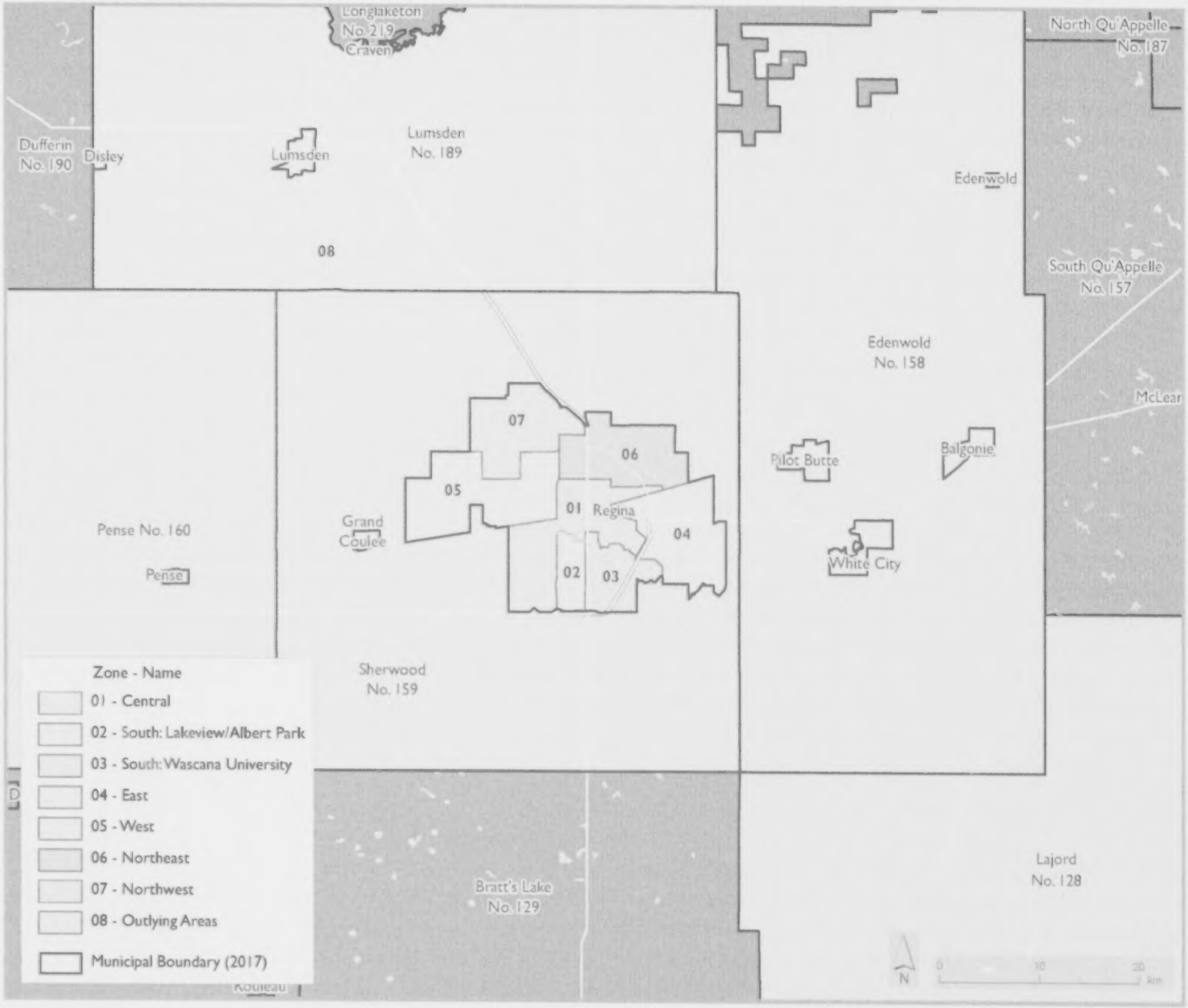
Regina's rental condominium market had a vacancy rate of 0.4% in October 2017, compared to 1.0% October 2016. The change in the vacancy rate was not statistically significant. While the condominium universe increased to 7,411 units this fall from 7,223 last fall, the proportion of rental condominiums declined from 25.7% to 20.4% over the same period.

The average rent for a two-bedroom condominium apartment was $1,350 in October 2017, much higher than the $1,116 for traditional rental units. Demand for rental condominium apartments has been partly supported by tenants looking for newer units which typically offer a wider selection of amenities.

Figure 3

Source: CMHC, October Rental Market Survey – Structures of 3+ units

[4] Rents may not include utilities, such as heating and electricity.


Longlaketon No. 219
Craven
North Qu'Appelle No. 187
Dufferin No. 190
Disley
Lumsden
Lumsden No. 189
Edenwold
08
South Qu'Appelle No. 157
Edenwold No. 158
McLean
07
06
05
01 Regina
04
02
03
Grand Coulee
Pilot Butte
Balgonie
White City
Pense No. 160
Pense
Sherwood No. 159
Bratt's Lake No. 129
Lajord No. 128
Zone - Name
01 - Central
02 - South: Lakeview/Albert Park
03 - South: Wascana University
04 - East
05 - West
06 - Northeast
07 - Northwest
08 - Outlying Areas
Municipal Boundary (2017)
N
0
10
20
km

* RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	**Central** - North: Ross Ave E, McKinley Ave; East: Hwy 1, Park St; West: Courtney St; South: Hwy 1.
Zone 2	**South: Lakeview/Albert Park** - North: Wascana Creek; East: Albert St; West: Lewvan Dr; South: Hwy 1.
Zone 3	**South: Wascana-University** - North: College Ave, 19th Ave; East: Fleet St; West: Albert St; South: 5th Base Line.
Zone 4	**East** -North: Cormorant Dr; East: Prince of Wales Dr; West: Winnipeg St, Park St, Hwy 1; South: Wascana Lake.
Zone 5	**West** - North: 9th Ave N; East: Pasqua St, Lewvan Dr; West: Pinkie Rd; South: Surveyed Rd.
Zone 6	**Northeast** - North: South of Inland Dr; East: Prince of Wales Dr; West: Pasqua St; South: Ross Ave E.
Zone 7	**Northwest** - North: Armour Rd; East: Albert St N; West: Pinkie Rd; South: between Read Ave and Fulton Dr., 9th Ave. N.
Zones 1-7	**Regina City**
Zone 8	**Outlying Areas**
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Available in SELECTED Rental Market Reports

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3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

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1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	6.5	8.6	6.1	7.5	7.9	4.7	8.9	5.3	6.9	6.6
Zone 2 - South: Lakeview/Albert Park	6.0	5.4	6.4	6.7	6.6	6.4	10.6	**	6.5	6.5
Zone 3 - South: Wascana University	4.9	4.5	2.9	4.4	1.4	6.7	**	**	2.0	5.7
Zone 4 - East	0.0	0.0	10.6	10.6	5.2	6.2	6.9	15.8	6.6	8.1
Zone 5 - West	2.1	6.1	5.6	7.9	4.8	6.8	**	0.0	4.9	7.0
Zone 6 - Northeast	**	18.0	4.3	13.6	4.8	6.7	**	**	4.7	8.8
Zone 7 - Northwest	**	**	4.4	9.7	1.3	6.8	0.0	8.5	1.8	7.6
Regina City (Zones 1-7)	6.0	7.8	6.0	7.9	5.1	6.1	5.3	9.9	5.5	7.1
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**6.0**	**7.8**	**6.0**	**7.9**	**5.1**	**6.1**	**5.3**	**9.9**	**5.5**	**7.0**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	696	690	877	888	1,112	1,117	1,410	1,253	960	954
Zone 2 - South: Lakeview/Albert Park	756	759	990	994	1,098	1,110	1,380	1,386	1,025	1,032
Zone 3 - South: Wascana University	762	769	990	974	1,152	1,157	**	**	1,081	1,077
Zone 4 - East	703	**	960	967	1,164	1,175	1,274	1,293	1,127	1,141
Zone 5 - West	676	678	888	885	957	957	**	1,121	923	919
Zone 6 - Northeast	735	733	869	906	997	1,012	**	**	956	976
Zone 7 - Northwest	**	**	1,097	1,105	1,277	1,255	1,445	1,412	1,253	1,233
Regina City (Zones 1-7)	713	710	927	935	1,109	1,116	1,327	1,292	1,024	1,027
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**713**	**710**	**926**	**935**	**1,109**	**1,116**	**1,327**	**1,292**	**1,023**	**1,026**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	392	392	2,148	2,241	1,422	1,504	90	57	4,052	4,194
Zone 2 - South: Lakeview/Albert Park	150	154	1,118	1,116	1,041	1,042	30	30	2,339	2,342
Zone 3 - South: Wascana University	22	22	360	360	532	538	8	8	922	928
Zone 4 - East	5	6	321	322	1,008	1,037	130	146	1,464	1,511
Zone 5 - West	48	49	400	405	617	613	20	20	1,085	1,087
Zone 6 - Northeast	30	29	404	427	1,024	1,030	18	18	1,476	1,504
Zone 7 - Northwest	2	2	226	270	896	900	82	82	1,206	1,254
Regina City (Zones 1-7)	649	654	4,977	5,141	6,540	6,664	378	361	12,544	12,820
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	**650**	**655**	**4,989**	**5,153**	**6,551**	**6,675**	**378**	**361**	**12,568**	**12,844**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	7.6	9.6	6.9	9.2	9.8	7.6	10.1	5.3	8.1	8.6
Zone 2 - South: Lakeview/Albert Park	6.0	7.4	8.1	8.9	8.2	8.8	13.9	**	8.1	8.8
Zone 3 - South: Wascana University	4.9	4.5	5.2	5.6	1.9	8.2	**	**	3.3	7.0
Zone 4 - East	0.0	0.0	13.1	19.3	8.9	17.3	10.8	18.5	10.0	17.8
Zone 5 - West	2.1	10.2	6.3	8.9	6.9	8.2	**	0.0	6.3	8.4
Zone 6 - Northeast	**	21.6	7.5	15.5	5.6	8.1	**	**	6.2	10.4
Zone 7 - Northwest	**	**	5.3	13.1	3.0	12.9	0.0	16.8	3.2	13.2
Regina City (Zones 1-7)	6.8	9.4	7.4	10.2	6.9	10.2	7.2	13.2	7.1	10.2
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**6.8**	**9.3**	**7.3**	**10.2**	**6.9**	**10.2**	**7.2**	**13.2**	**7.1**	**10.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Central	**	++	++	1.1	++	1.1	++	++	++	0.7
Zone 2 - South: Lakeview/Albert Park	0.1	0.9	0.2	0.6	0.3	0.7	++	++	++	0.7
Zone 3 - South: Wascana University	++	++	0.7	++	0.8	0.7	**	**	0.7	0.3
Zone 4 - East	-2.8	**	0.6	-0.7	-0.8	0.8	1.5	++	-0.6	0.8
Zone 5 - West	++	++	-0.3	-0.2	0.5	++	**	**	++	-0.4
Zone 6 - Northeast	++	++	-1.3	2.1	++	1.3	**	**	-0.4	1.6
Zone 7 - Northwest	**	**	0.9	-3.0	-0.6	-1.8	0.5	-2.3	-0.5	-1.6
Regina City (Zones 1-7)	1.2	0.5	++	0.4	++	0.6	1.2	-1.0	++	0.5
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**1.3**	**++**	**++**	**0.4**	**++**	**0.6**	**1.2**	**-1.0**	**++**	**0.5**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	25.6	**	34.3	**	30.9	**	**	**	32.0	41.9
Zone 2 - South: Lakeview/Albert Park	32.5	24.3	35.7	29.9	33.7	24.6	**	**	34.6	27.3
Zone 3 - South: Wascana University	**	**	35.8	36.2	36.4	38.1	**	**	35.3	38.2
Zone 4 - East	**	**	**	45.8	**	**	**	**	**	**
Zone 5 - West	**	**	43.3	31.9	32.4	23.7	**	**	35.9	27.7
Zone 6 - Northeast	**	**	27.6	**	**	26.4	**	**	**	27.4
Zone 7 - Northwest	**	**	37.8	**	42.6	**	45.4	**	41.6	**
Regina City (Zones 1-7)	26.5	**	35.0	35.9	36.0	36.8	**	**	35.1	36.2
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**26.4**	****	**35.1**	**36.0**	**36.0**	**36.8**	****	****	**35.1**	**36.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA										
Pre 1940	5.5	9.2	5.0	7.9	9.0	**	18.0	25.0	5.9	9.0
1940 - 1959	13.4	12.4	6.7	10.5	7.2	8.0	0.0	0.0	7.4	9.4
1960 - 1974	5.4	6.3	5.9	7.3	5.8	5.7	4.9	**	5.8	6.4
1975 - 1989	0.0	5.4	5.1	8.0	4.1	8.0	7.3	19.0	4.6	8.4
1990 - 2004	-	-	5.5	10.9	**	**	**	**	1.9	3.8
2005+	-	-	9.5	8.3	4.6	4.1	3.6	3.1	5.4	5.0
Total	6.0	7.8	6.0	7.9	5.1	6.1	5.3	9.9	5.5	7.0

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA										
Pre 1940	666	659	793	801	955	984	1,112	**	794	795
1940 - 1959	721	714	844	837	963	957	**	1,179	892	880
1960 - 1974	738	740	895	895	1,035	1,046	1,134	1,135	952	957
1975 - 1989	694	712	988	997	1,082	1,098	1,259	1,304	1,048	1,063
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	1,123	1,143	1,288	1,268	1,446	1,407	1,268	1,246
Total	713	710	926	935	1,109	1,116	1,327	1,292	1,023	1,026

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Regina CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA										
Pre 1940	**	**	**	**	**	**	34.2	**	26.7	**
1940 - 1959	**	**	39.9	42.7	**	**	**	**	39.8	46.1
1960 - 1974	27.7	29.3	31.4	30.9	35.0	31.6	**	**	32.8	31.0
1975 - 1989	**	**	38.5	36.4	32.8	30.5	**	**	35.5	33.8
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	42.1	55.5	45.4	**	47.8	**	44.8	**
Total	26.4	**	35.1	36.0	36.0	36.8	**	**	35.1	36.2

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA										
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA										
3 to 5 Units	**	**	7.0	12.4	8.0	9.0	11.8	10.9	7.8	10.1
6 to 19 Units	6.3	9.4	6.5	8.2	5.8	5.9	6.5	7.2	6.1	7.0
20 to 49 Units	4.7	8.1	5.9	9.9	4.5	7.1	2.0	10.6	5.0	8.4
50 to 99 Units	14.1	1.4	4.7	5.5	4.0	5.7	5.8	13.5	4.6	5.8
100+ Units	-	-	5.8	2.8	4.5	2.6	**	**	5.2	2.7
Total	6.0	7.8	6.0	7.9	5.1	6.1	5.3	9.9	5.5	7.0

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA										
3 to 5 Units	672	775	792	804	955	967	1,213	1,186	921	936
6 to 19 Units	725	713	882	888	1,020	1,029	1,244	1,237	959	965
20 to 49 Units	710	706	926	928	1,141	1,150	1,278	1,248	1,019	1,023
50 to 99 Units	703	715	994	1,011	1,232	1,226	1,454	1,490	1,149	1,138
100+ Units	-	-	1,056	1,061	1,235	1,228	**	**	1,139	1,139
Total	713	710	926	935	1,109	1,116	1,327	1,292	1,023	1,026

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	7.9	9.9	7.9	8.4	6.1	8.6	6.6	2.7	7.1	3.0
Zone 2 - South: Lakeview/Albert Park	11.5	11.8	7.9	8.0	6.2	5.4	**	**	**	**
Zone 3 - South: Wascana University	**	**	1.7	5.0	2.4	6.6	-	-	-	-
Zone 4 - East	**	0.0	7.7	7.4	7.5	6.5	4.0	10.3	-	-
Zone 5 - West	4.1	10.8	5.5	6.6	2.9	6.6	-	-	-	-
Zone 6 - Northeast	-	-	4.6	6.0	4.1	15.4	5.6	7.5	-	-
Zone 7 - Northwest	-	-	3.1	4.0	1.1	11.2	1.8	6.4	-	-
Regina City (Zones 1-7)	7.8	10.1	6.1	7.0	5.0	8.4	4.6	5.8	5.2	2.7
Zone 8 - Outlying Areas	-	-	-	-	**	**	-	-	-	-
Regina CMA	**7.8**	**10.1**	**6.1**	**7.0**	**5.0**	**8.4**	**4.6**	**5.8**	**5.2**	**2.7**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	27.5	**	39.7	37.2	36.5	35.9	**	**	37.5	36.7
20 to 49 Units	28.5	**	31.9	34.3	35.7	35.3	**	**	33.4	35.0
50 to 99 Units	3.1	**	30.7	**	**	**	44.7	**	32.7	**
100+ Units	-	-	**	**	**	**	**	**	**	**
Total	26.4	**	35.1	36.0	36.0	36.8	**	**	35.1	36.2

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $499	**	**	**	**	**	**	**	**	**	**
$500 - $599	**	**	**	**	**	**	**	**	**	12.3
$600 - $699	3.5	5.1	6.5	12.7	**	**	**	**	4.9	9.1
$700 - $799	3.6	6.5	4.1	6.8	5.6	5.4	**	**	4.1	6.6
$800+	11.3	8.2	6.4	7.5	5.3	6.2	5.9	11.1	5.8	6.8
Total	6.0	7.8	6.0	7.9	5.1	6.1	5.3	9.9	5.5	7.0

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	**	**	**	**	**	**	6.3	11.4	4.0	6.6
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	4.8	2.2	5.2	2.3
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	3.4	1.3	4.1	5.8	4.0	4.8
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	7.7	21.4	3.3	1.7	4.1	5.8	3.9	4.9

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	**	**	**	**	**	**	**	**	**	**
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	1,295	1,313	1,281	1,297
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	1,242	1,250	1,368	1,382	1,326	1,338
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**	**	1,234	1,242	1,368	1,382	1,321	1,333

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	1	1	9	10	160	160	176	176	346	347
Zone 2 - South: Lakeview/Albert Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - South: Wascana University	0	0	0	0	0	0	34	34	34	34
Zone 4 - East	0	0	0	0	34	34	272	276	306	310
Zone 5 - West	0	0	0	0	35	36	39	40	74	76
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	51	52	57	58
Regina City (Zones 1-7)	1	1	11	12	233	234	584	590	829	837
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	**1**	**1**	**13**	**14**	**239**	**240**	**584**	**590**	**837**	**845**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	**	**	**	**	**	**	8.5	14.8	6.6	8.4
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	7.0	5.1	7.5	4.8
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	6.0	1.7	6.8	8.5	6.8	6.8
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	15.4	21.4	5.9	2.1	6.8	8.5	6.7	6.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Central	**	**	**	**	**	**	**	**	**	**
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	-1.4	1.4	-1.5	1.3
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	-0.2	0.6	-0.6	1.1	-0.6	0.9
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**	**	**-0.2**	**0.6**	**-0.6**	**1.1**	**-0.6**	**0.9**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	**	**	**	**	**	**	**	**	**	**
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	-	-	**	**	36.9	33.1	**	31.4
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	48.8	31.8	40.4	35.2	42.5	33.9
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	**	**	**48.0**	**32.6**	**40.4**	**35.2**	**42.2**	**34.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	6.5	8.5	6.1	7.5	7.2	4.4	7.2	9.9	6.6	6.6
Zone 2 - South: Lakeview/Albert Park	6.0	5.4	6.4	6.7	6.6	6.4	10.6	**	6.5	6.5
Zone 3 - South: Wascana University	4.9	4.5	2.9	4.4	1.4	6.7	**	**	2.0	5.9
Zone 4 - East	0.0	0.0	10.6	10.6	5.4	6.1	5.5	6.9	6.3	7.1
Zone 5 - West	2.1	6.1	5.6	7.9	5.0	6.5	**	3.3	4.8	6.8
Zone 6 - Northeast	**	18.0	4.3	13.6	4.8	6.7	0.0	0.0	4.6	8.7
Zone 7 - Northwest	**	**	4.4	10.0	1.3	6.8	0.0	6.7	1.7	7.4
Regina City (Zones 1-7)	6.0	7.8	6.0	8.0	5.0	6.0	4.6	7.3	5.4	6.9
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**6.0**	**7.8**	**6.0**	**8.0**	**5.0**	**6.0**	**4.6**	**7.3**	**5.4**	**6.9**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	697	691	877	888	1,126	1,131	1,428	1,433	989	984
Zone 2 - South: Lakeview/Albert Park	756	759	990	994	1,098	1,110	1,380	1,386	1,025	1,032
Zone 3 - South: Wascana University	762	769	990	974	1,152	1,157	**	**	1,098	1,094
Zone 4 - East	703	**	960	967	1,164	1,175	1,288	1,306	1,154	1,168
Zone 5 - West	676	678	888	885	975	975	1,317	1,315	949	946
Zone 6 - Northeast	735	733	869	906	997	1,012	1,026	**	958	978
Zone 7 - Northwest	**	**	1,098	1,105	1,277	1,255	1,442	1,421	1,260	1,241
Regina City (Zones 1-7)	713	711	927	935	1,114	1,121	1,351	1,350	1,043	1,046
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**713**	**711**	**926**	**934**	**1,114**	**1,120**	**1,351**	**1,350**	**1,042**	**1,045**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	393	393	2,157	2,251	1,582	1,664	266	233	4,398	4,541
Zone 2 - South: Lakeview/Albert Park	150	154	1,118	1,116	1,041	1,042	30	30	2,339	2,342
Zone 3 - South: Wascana University	22	22	360	360	532	538	42	42	956	962
Zone 4 - East	5	6	321	322	1,042	1,071	402	422	1,770	1,821
Zone 5 - West	48	49	400	405	652	649	59	60	1,159	1,163
Zone 6 - Northeast	30	29	404	427	1,024	1,030	30	30	1,488	1,516
Zone 7 - Northwest	2	2	228	272	900	904	133	134	1,263	1,312
Regina City (Zones 1-7)	650	655	4,988	5,153	6,773	6,898	962	951	13,373	13,657
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	**651**	**656**	**5,002**	**5,167**	**6,790**	**6,915**	**962**	**951**	**13,405**	**13,689**

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	7.6	9.6	6.9	9.3	9.3	7.0	9.1	12.4	8.0	8.6
Zone 2 - South: Lakeview/Albert Park	6.0	7.4	8.1	8.9	8.2	8.8	13.9	**	8.1	8.8
Zone 3 - South: Wascana University	4.9	4.5	5.2	5.6	1.9	8.2	**	**	3.2	7.2
Zone 4 - East	0.0	0.0	13.1	19.3	9.0	16.9	8.2	9.7	9.6	15.6
Zone 5 - West	2.1	10.2	6.3	8.9	7.0	8.1	3.4	5.0	6.4	8.3
Zone 6 - Northeast	**	21.6	7.5	15.5	5.6	8.1	0.0	0.0	6.1	10.3
Zone 7 - Northwest	**	**	5.7	13.4	3.0	12.8	2.3	12.6	3.4	12.9
Regina City (Zones 1-7)	6.8	9.3	7.4	10.3	6.9	9.9	7.0	10.3	7.1	10.0
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**6.8**	**9.3**	**7.4**	**10.2**	**6.9**	**9.9**	**7.0**	**10.3**	**7.1**	**10.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Central	**	++	++	1.0	++	1.1	++	0.6	++	0.7
Zone 2 - South: Lakeview/Albert Park	0.1	0.9	0.2	0.6	0.3	0.7	++	++	++	0.7
Zone 3 - South: Wascana University	++	++	0.7	++	0.8	0.7	**	**	0.7	0.3
Zone 4 - East	-2.8	**	0.6	-0.7	-0.9	0.7	++	++	-0.8	0.8
Zone 5 - West	++	++	-0.3	-0.2	0.4	++	++	++	++	-0.3
Zone 6 - Northeast	++	++	-1.3	2.1	++	1.3	**	**	-0.4	1.6
Zone 7 - Northwest	**	**	0.9	-3.0	-0.6	-1.7	0.4	-2.1	-0.5	-1.5
Regina City (Zones 1-7)	1.3	0.5	++	0.4	++	0.6	0.5	++	-0.2	0.5
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**1.3**	**++**	**++**	**0.3**	**++**	**0.6**	**0.5**	**++**	**-0.2**	**0.5**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Central	25.6	**	34.3	**	32.8	49.7	**	**	33.3	41.5
Zone 2 - South: Lakeview/Albert Park	32.5	24.3	35.7	29.9	33.7	24.6	**	**	34.6	27.3
Zone 3 - South: Wascana University	**	**	35.8	36.2	36.4	38.1	**	**	35.5	38.7
Zone 4 - East	**	**	**	45.8	**	**	**	**	**	45.7
Zone 5 - West	**	**	43.3	31.9	33.1	23.8	**	**	36.5	28.2
Zone 6 - Northeast	**	**	27.6	**	**	26.4	**	**	**	27.2
Zone 7 - Northwest	**	**	37.8	**	42.8	**	40.4	**	41.3	**
Regina City (Zones 1-7)	26.4	**	35.0	35.9	36.5	36.6	39.8	35.8	35.6	36.1
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	**26.4**	******	**35.0**	**36.0**	**36.5**	**36.6**	**39.8**	**35.8**	**35.6**	**36.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Regina CMA - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	1.0	0.4	5.5	7.0

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Regina CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Regina CMA	**	710	**	935	1,350	1,116	**	1,292

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Regina CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	**	**	1,066	**	1,354	1,350	**	**	1,340	1,336

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
by Building Size
Regina CMA - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA				
3 to 24 Units	0.0	**	5.6	8.0
25 to 49 Units	**	**	5.9	7.0
50+ Units	0.1	0.0	4.7	5.1
Total	1.0	0.4	5.5	7.0

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Regina CMA - October 2017

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA	7,223	7,411	1,854	1,509	25.7	20.4	1.0	0.4

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size
Regina CMA - October 2017

Size (number of units)	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Regina CMA								
3 to 24 Units	1,219	1,236	316	283	25.9	22.9	0.0	**
25 to 49 Units	1,659	1,758	291	243	17.6	13.8	**	**
50+ Units	4,345	4,417	1,254	1,004	28.9	22.7	0.1	0.0
Total	7,223	7,411	1,854	1,509	25.7	20.4	1.0	0.4

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculatic of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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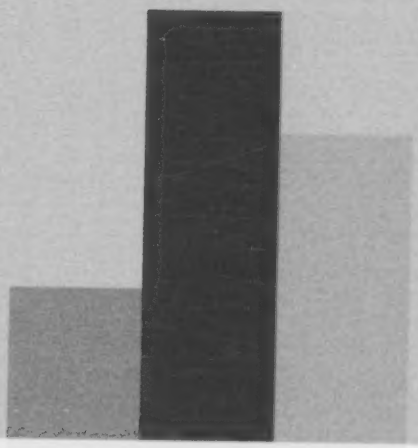

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